



Community and Economic Development Planning Division

18204 59th Avenue NE, Arlington, WA 98223

DESIGN REVIEW BOARD DECISION Reece Construction - PLN#868

Report Issued: September 22, 2021

A. PROJECT DESCRIPTION AND REQUEST

The project proposal is for the new construction of a 7,421 square foot two-story office building and 840 square foot one-story scale house. The main entry of the office will face north towards Cemetery Road. Access to the office and scale house will be taken from a driveway into the site. The site is located at 5802 Cemetery Road, Arlington, WA in the General Industrial (GI) zone and in Airport Protection District Subdistrict A, Inner Turning Zone (ITZ) 3. The site is approximately 13.86 acres in size. The proposed building is constructed of metal paneling with a stone veneer at the base of the building, a large canopy and glass entry. The site provides trees and landscaping around the building and along the frontage.

B. GENERAL INFORMATION

1. **Applicant/Owner:** Andy Reece, Reece Construction
2. **Contact:** Paul Douglas, 2812 Architecture
3. **General Location:** 5800 Block of Cemetery Road
4. **Address of Property:** 5802 Cemetery Road
5. **Zoning:** General Industrial

C. BACKGROUND

The City of Arlington received the subject design review application on July 15, 2021. Revisions were submitted on August 17, 2021, and September 7, 2021. Pursuant to AMC §20.46.020, the Design Review Board has jurisdiction over the design review of this project. The proposal shall comply with all applicable standards in the City of Arlington Development Design Standards.

D. FINDINGS

The following findings are made based on the project description and the standards of approval.

The Design Standards Compatibility Matrix for each of the sections of the general design standards that are applicable to this project has been reviewed per the information submitted on July 15, 2021, August 17, 2021, and September 7, 2021. Staff has reviewed the draft findings and drawings during review of the project and finds that the applicant has made the required changes to the building elevations and will meet the intent of all applicable design requirements.

E. CONDITIONS

1. No additional conditions.

F. DESIGN REVIEW BOARD DECISION

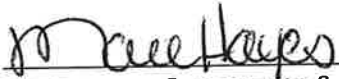
At the Design Review Board meeting, held September 21, 2021, the Design Review Board reviewed the design of the industrial building for consistency with the development design standards pursuant to AMC Chapter 20.46. The Design Review Board determined that the project **meets** all the applicable design review standards.

G. EXHIBITS

1. Staff Report
2. Application
3. Design Standards Compatibility Matrix
4. Vicinity Map
5. Office Site Plan Details
6. Scale House Site Plan Details

File PLN #868 Reece Construction (on file at the CED office)

APPROVED THIS 24 DAY OF September 2021.



Marc Hayes, Community & Economic Development Director

Distributed to the Following Parties:

- Andy Reece
- Paul Douglas, Architect